

11202 - 99 Avenue NW

Position of Administration: Non-Support



Summary

Bylaw 21366 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Mixed Use Zone (MU h12.0 f2.2 cf) to allow for small scale mixed use development.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from 4 people and received a petition with 68 signatures with most concerns related to the historical character of the immediate area and parking.

Administration does not support this application because it:

- Does not provide adequate regulations to ensure new development is responding to the site’s historical context, an objective that is supported by both The City Plan and District Plans.

Application Details

This application was submitted by EINS Development Consulting Ltd. on behalf of 2101285 & 2122698 Alberta Ltd.

Rezoning

The proposed Mixed Use Zone (MU h12.0 f2.2 cf) would allow development with the following key characteristics:

- A maximum height of 12 metres (approximately 3 storeys).
- A range of uses including housing, recreation, commerce, and employment opportunities.
- All ground floor building frontages must consist of non-residential uses that are oriented towards the adjacent streets.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential (RM h16.0)	Vacant (formerly occupied by the Armstrong Residence)
North	Direct Development Control Provision (DC1.19863)	John Lang Apartments (Municipal Historic Resource)
East	Medium Scale Residential (RM h23)	4-Storey Apartment Building
South	Direct Development Control Provision (DC1.11619)	Mountifield Residence (Municipal Historic Resource)
West	Medium Scale Residential (RM h16.0)	Purvis Residence (Inventory of Historic Resources)



View of the site looking northwest from the corner of 99 Avenue and 112 Street

Community Insights

This application was originally submitted as the MU h23.0 f4.0 Zone to allow for a 6-storey building. Administration worked with the applicant to revise the application in an effort to better respond to the site context and the application was revised to the MU h12.0 f2.2 cf Zone. The summary of engagement below includes responses received to both iterations of the application.

This application was brought forward to the public using a basic approach. This approach was selected because the application is proposing the use of a standard zone. The basic approach included:

Mailed Notice for RM h16 to MU h23.0 f4.0, August 14, 2025

- Notification radius: 60 metres
- Recipients: 293
- Responses: 4
 - In support: 0
 - In opposition: 4

In addition to the feedback received from surrounding residents, City staff were also provided with a petition that included 68 signatures in opposition to the rezoning. The petition stated that new development should respect the area's historical character which includes a notably high concentration of historical buildings, 4 of which are designated as Municipal Historic Resources and 2 which are listed on the Inventory of Historic Resources.

Mailed Notice for RM h16 to MU h12.0 f2.2 cf, October 21, 2025

- Notification radius: 60 metres
- Recipients: 293
- Responses: 2
 - In support: 2
 - In opposition: 2

No petition was received for this revised version of the application.

Site Signage, October 30, 2025

- One rezoning information sign was placed on the property so as to be visible from 99 Avenue and 112 Street.

Webpage

- edmonton.ca/rezoningapplications

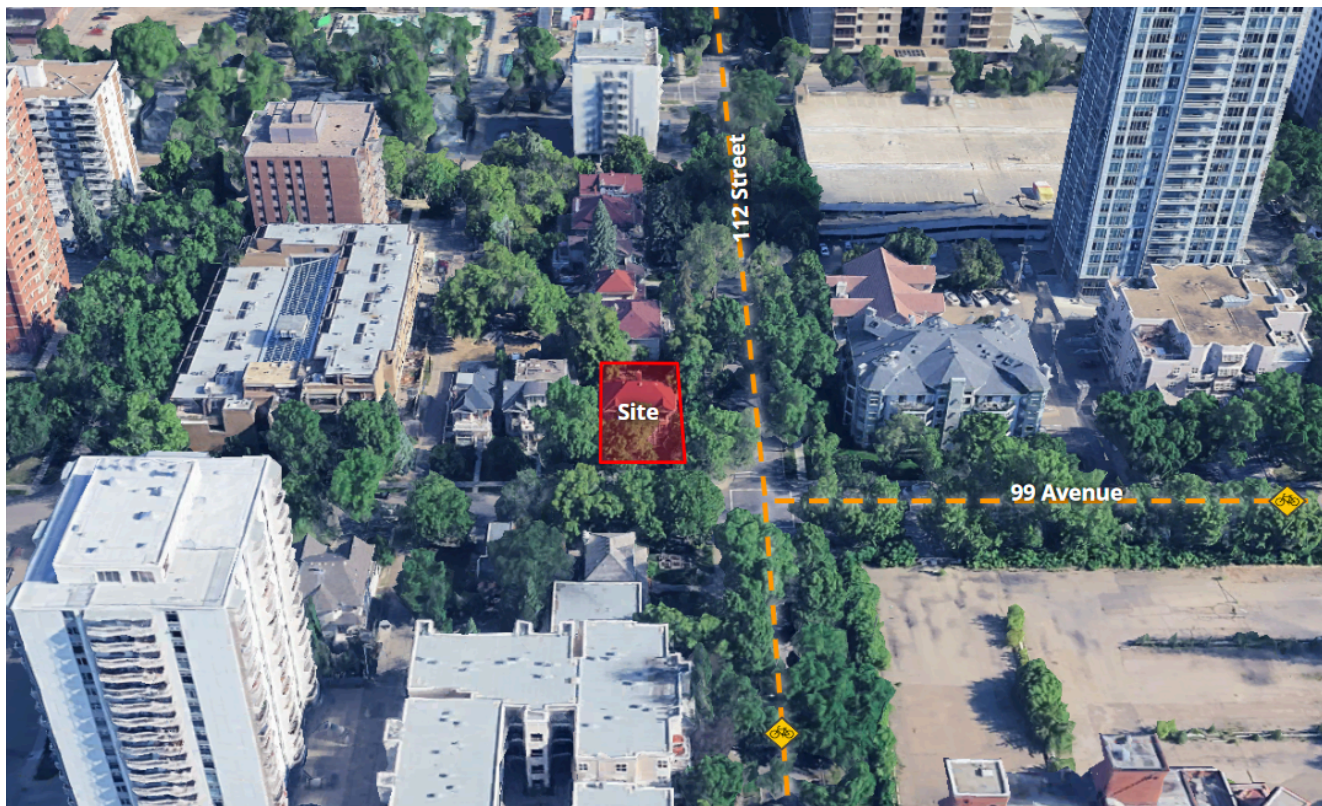
Notified Community Organizations

- Wìhkwêntôwin Community League

Common comments heard

- New development should respect the area's historical character (74x)
- Additional density and/or commercial activity will lead to more parking and traffic congestion (70x)

Application Analysis



Site analysis context

The City Plan

The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused. The subject site is designated as being within the Centre City node, Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of uses. Development within the Centre City node is intended to contribute to an attractive urban environment that builds on authentic cultural and historical spaces and buildings.

While the rezoning aligns with the goal of supporting the continued development of the Centre City node and allowing for mixed-use development at a well-connected location, the current proposal lacks the regulations to ensure that new development responds appropriately to the area's historical context.

The site is situated among a unique collection of designated and well-maintained historical buildings. Without architectural regulations that ensure that the area's character defining elements are represented, new development under the proposed MU h12 f2.2 cf Zone could undermine the area's historical nature. Failure to include these regulations means this application is not supporting a key outcome of The City Plan:

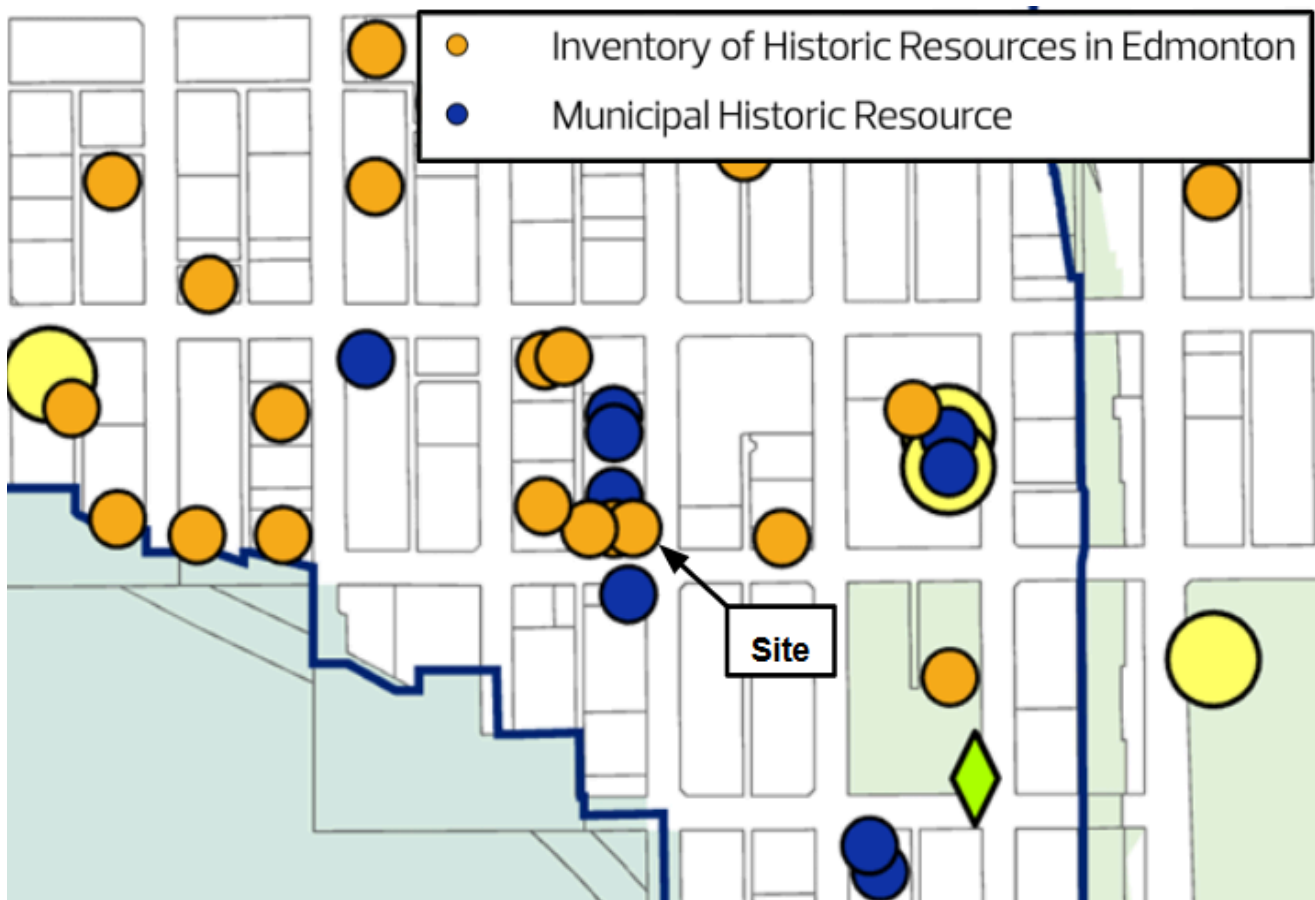
Edmonton protects and enhances its image and identity through heritage (Outcome 5.0 of The City Plan's Guiding Values).

Central District Plan

District Plans build off of The City Plan and provide more granular direction on the appropriate use and scale of new development, while also identifying important local land use features that should be considered when making planning decisions.

Located within the Central District Plan, the subject site is identified as being within the City Centre node which supports low rise (up to 4 storeys) and mid rise (up to 8 storeys) building types throughout. At a proposed height of 12 meters (or approximately 3 storeys) the MU Zone would yield a building on this site that is smaller than the scale of development anticipated within the Centre City node.

The surrounding concentration of historical buildings that are either designated or listed on the City's inventory of historic resources, the District Policy considers this a "Heritage Place" which is an area of historical, cultural and/or architectural significance to the history of Edmonton that contributes to the city's unique sense of time and place.



Heritage and Culture Map from the Central District Plan illustrating the site amongst a high concentration of historically recognized buildings.

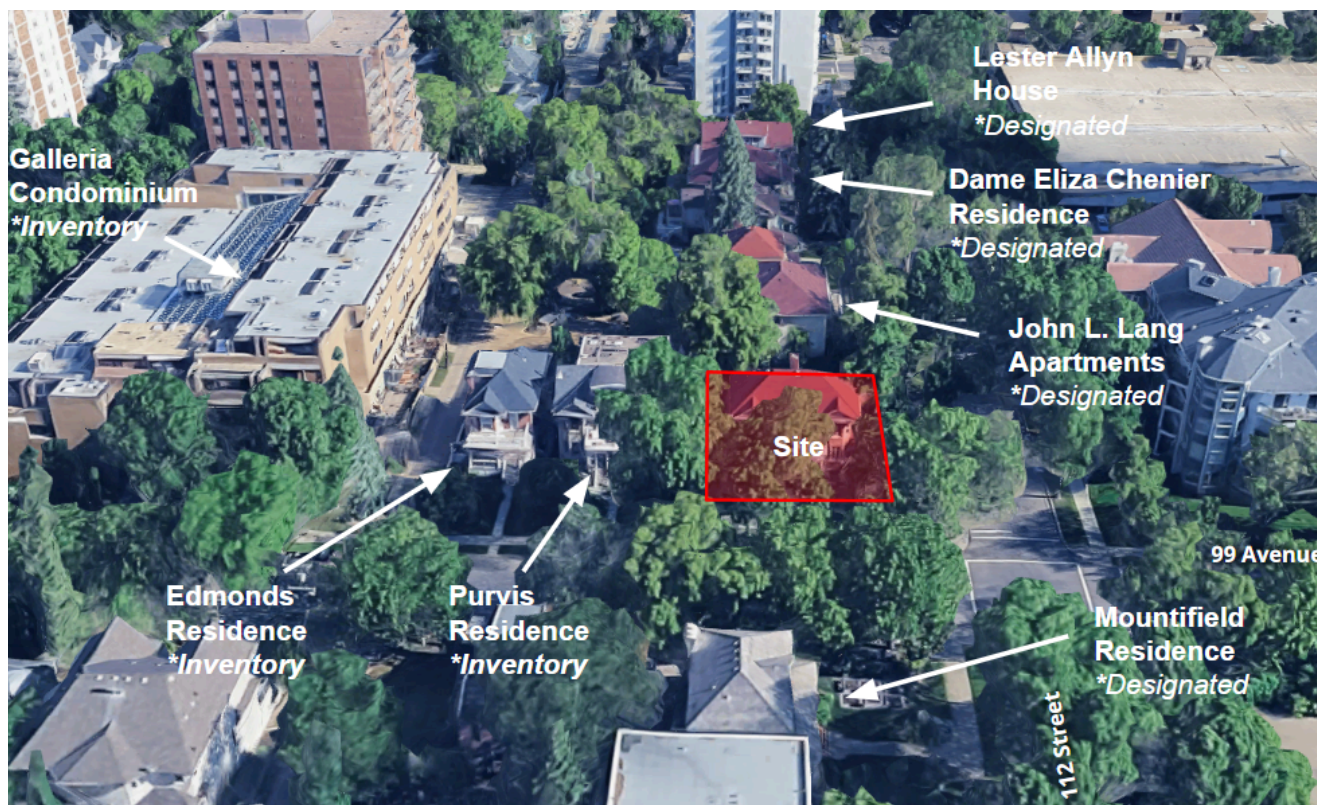
When considering new development within a Heritage Place, the District Policy puts forward the following policy:

Encourage development adjacent to Heritage Places and within Cultural Areas to respect their role and significance by using sympathetic architecture and design features such as materials, proportions, setbacks, massing and landscaping. (District policy 2.3.2.5)

The MU Zone lacks regulations that would ensure that new development is using architectural and design features that respond and respect the area's historical character. This is elaborated on further in the section below.

Land Use Compatibility

The subject site is located at the northwest corner of 99 Avenue and 112 Street, prominently situated amongst a unique collection of historic buildings which are some of the oldest remaining buildings in Wîhkwêntôwin (built between 1905 and 1911). These buildings are either legally protected through designation or are listed on the City's inventory of Historic Resources where they are eligible for designation. The image below illustrates the location of these buildings and their respective historic status.



The subject site, framed in by historical buildings along both 99 Avenue and 112 Street

Until its demolition in September 2025, the subject site also contained a historically recognized building, the Armstrong Residence, which was listed on the Inventory of Historic Resources (see image below). The Armstrong Residence featured several design elements which contributed to the area's heritage character, notably:

- Larger setbacks along 99 Avenue and 112 Street; predominantly along 99 Avenue where there is a larger front yard character with landscaping.
- Masonry as the predominant exterior cladding material.
- Main entrance oriented towards 99 Avenue.

These features are consistent amongst the remaining historically recognized or designated buildings which, being concentrated in a small area, establish a unique pocket that stands in contrast to much of the rest of the Wîhkwêntôwin which contains primarily medium and high

rise buildings. The image below shows the Armstrong Residence (now demolished) on the right side and the Purvis and Edmunds Residences.



From left to right: the Edmunds, Purvis and Armstrong Residences (now demolished)

Administration does not support the proposed zone as the regulations cannot be customized to ensure future development adheres to the heritage defining features. Administration offered to work with the applicant on a Direct Control (DC) Zone that mimics the proposed MU zone in terms of land use flexibility while regulating architectural controls. The image below models the built form impacts of the proposal, shown in transparent blue, with the direct control scenario, shown in orange.



3D model illustrating the impacts of a building (blue box) with no setbacks from 112 Street NW and 99 Avenue NW, as is permitted by the proposed MU h12 f2.2 cf Zone

	RM h16 Current	MU h12 f2.2 cf Proposed	DC Zone Recommended
Typical Uses	Commercial or residential uses at ground level Residential above	Commercial & community uses at ground level Residential or commercial above	Commercial or residential uses at ground level Residential or commercial above
Maximum Height	16 m	12 m (3 Storeys)	12 m
Maximum Floor Area Ratio	2.3	2.2	2.2
Minimum Interior Setbacks	1.5 m	3.0 m	1.5 m
Character Defining Regulations			
Minimum Street Setbacks (112 Street & 99 Avenue)	3.0 m	0.0 m	3.0 m
Main Entrance Orientation	99 Avenue or 112 Street	112 Street	99 Avenue
Primary Exterior Cladding Materiality	No specific cladding requirement	No specific cladding requirement	Masonry

A DC Zone would balance new development rights being sought by the applicant (i.e. a wider variety of commercial uses with minimal size limitations) while ensuring a more historically-compatible built form through the regulation of the building's siting, main entrance location and materiality, among other potential elements.

Heritage

Until recently, the subject property was the site of the 1907 Armstrong Residence, a rare example of a semi-detached, masonry-clad dwelling from the early days of the Wíhkwêntôwin community. The building was demolished in September 2025. This property is located immediately adjacent to, or in near proximity to, a significant number of identified historic resources, including:

- John L. Lang Apartments to the immediate north (9908 - 112 Street NW), a designated Municipal Historic Resource
- Mountfield Residence (9850 - 112 Street NW) to the immediate south across 99 Avenue, a designated Municipal Historic Resource
- Purvis Residence (11208 - 99 Avenue NW) to the immediate west, listed on the Inventory of Historic Resources
- Edmonds Residence (11212 - 99 Avenue NW) to the immediate west of the Purvis Residence, listed on the Inventory of Historic Resources
- Galleria Condominium (11220 - 99 Avenue NW) to the immediate west of the Edmonds Residence, listed on the Inventory of Historic Resources
- Dame Eliza Chenier Residences (9926 - 112 Street NW) to the north on the west side of 112 Street, a designated Municipal Historic Resource
- Lester Allyn House (9932 - 112 Street NW) to the north on the west side of 112 Street, a designated Municipal Historic Resource
- Cornelius Gallagher Residence (9902 - 111 Street NW) to the east on 99 Avenue, listed on the Inventory of Historic Resources

Mobility

The rezoning site is served by multiple transportation modes and is not expected to have a significant impact on the transportation network. Vehicle access from the site to the City's road network must meet the City's Access Management Guidelines as there is no abutting alley. This will be reviewed in further detail at the development permit stage. 99 Avenue is an existing neighbourhood bike route, and 113 Street and 100 Avenue are planned district connector bike routes.

Bus service is available nearby on Jasper Avenue. Mass transit bus routes are anticipated to operate on Jasper Avenue as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. These routes will be similar to existing frequent bus service in the area.

The site is roughly 300 m walking distance to Government Centre LRT Station and 400 m to the nearest bus stop.

Utilities

A Utility Right-of-way (URW) is required to be provided to protect the existing drainage infrastructure within the site servicing the adjacent lots to the west.

Sanitary service connections are available to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service with onsite stormwater management will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. The developer will be required to address this deficiency at the Development Permit stage. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

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Branch: Development Services

Section: Planning Coordination